

SECTOR 102, GURUGRAM

Adani Oyster Arcade

A premium SCO commercial development on Dwarka Expressway — designed for modern businesses, retail brands, and long-term investors seeking high-growth opportunities in Gurugram's most promising corridor.



What Is Adani Oyster Arcade?



Adani Oyster Arcade is a thoughtfully planned SCO (Shop-Cum-Office) development in Sector 102, Gurgaon — offering flexible commercial plots for retail, offices, restaurants, and service businesses.

Premium SCO Format

Retail + office hybrid usage

Flexible Construction

Owner-driven design options

High Visibility

Prime commercial frontage

Strategically Positioned for Maximum Reach

Sector 102 sits at the heart of Gurugram's most connected corridor — minutes from Delhi, the airport, and major commercial hubs.



IGI Airport

15-20 minutes drive



Metro Access

10-15 min from Dwarka Sector 21



Dwarka Expressway

Direct access to NH-8 & Cyber City

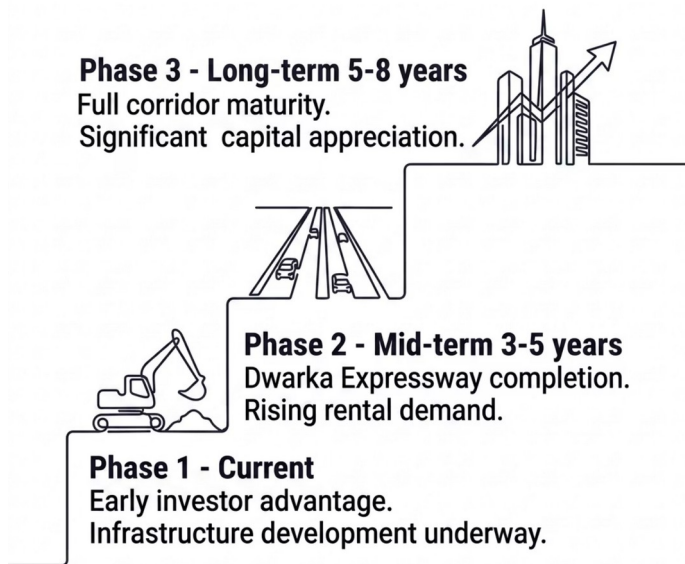


Residential Density

Surrounded by premium townships



Price Trends, ROI & Future Appreciation



Commercial real estate along Dwarka Expressway has shown consistent growth. **Adani Oyster Arcade** benefits from rising residential population, limited organised commercial supply, and upcoming infrastructure completion.

High Rental Yield

Strong demand from retail and corporate tenants

Resale Liquidity

Brand value and location drive buyer interest

Early-Mover Advantage

Invest before full corridor maturity

DESIGN & USAGE

Flexible Layouts for Every Business Need

SCO plots offer open planning flexibility — design your space for retail, offices, clinics, or restaurants.



Retail & Lifestyle

Fashion, electronics, and lifestyle brands with high street visibility



Corporate Offices

Professional workspace for startups and established businesses



F&B & Hospitality

Restaurants, cafés, and food brands in a high-footfall zone



Healthcare & Services

Clinics, wellness centres, and service showrooms

A Complete Commercial Ecosystem

Community Amenities



Wide internal roads & dedicated parking



24×7 security & power backup



Landscaped open spaces



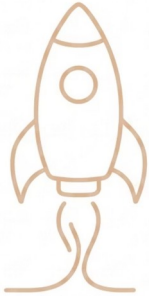
High-quality urban infrastructure

Why Adani?

Backed by one of India's most recognised infrastructure groups — known for quality construction, timely delivery, and transparent project execution across multiple sectors.

- Strong brand reputation
- Modern architectural planning
- Compliance with urban norms

Pros, Cons & Rental Outlook



PROS

- **PRIME DWARKA EXPY LOCATION**
- **HIGH APPRECIATION POTENTIAL**
- **FLEXIBLE SCO FORMAT**
- **STRONG RENTAL DEMAND**
- **TRUSTED DEVELOPER**



CONS

- **HIGHER ENTRY PRICE**
- **DEPENDS ON INFRA COMPLETION**
- **COMMERCIAL COMPETITION**

Rental Demand Drivers

Proximity to residential zones, corporate hubs, and retail corridors creates sustained tenant demand across multiple sectors.

Retail

Fashion, electronics, lifestyle

Corporate

IT, services, startups

F&B

Restaurants, cafés



FINAL VERDICT

Should You Invest in Adani Oyster Arcade?

Adani Oyster Arcade represents one of Gurugram's most compelling commercial opportunities — combining strategic location, flexible SCO format, and strong appreciation potential along Dwarka Expressway's growth corridor.

Long-Term Appreciation

5–8 year growth horizon as the corridor matures

Stable Rental Income

High demand from retail and corporate tenants

Premium Visibility

Brand presence on a major expressway



Ready to explore? Contact a commercial property advisor to discuss plot options, pricing, and investment structures at Adani Oyster Arcade, Sector 102.